

SITE DEVELOPMENT PLAN SUBMITTAL
THE RADY COLLEGE OF COMPUTER SCIENCE AND ENGINEERING AT WSCU

LEGAL DESCRIPTION:

ALL BLOCK 2, BOUTCHER'S ADDITION TO GUNNISON, AND BLOCK 9, BOUTCHER'S ADDITION TO GUNNISON, WHICH IS ALSO DESCRIBED AS BLOCK 9, CUENIN'S SUB-DIVISION OF BLOCKS 7-8 & 9, BOUTCHER'S ADDITION TO GUNNISON, IN ACCORDANCE WITH THE OFFICIAL PLATS THEREOF RECORDED IN THE OFFICE OF GUNNISON COUNTY CLERK AND RECORDER.

VICINITY MAP



SITE DATA:

NUMBER OF BUILDINGS	1
BUILDING HEIGHT	61'-0"
TOTAL BUILDING COVERAGE	32,425 SF
TOTAL BUILDING GFA	81,899 SF

PARKING DATA:

NEW	58
EXISTING	195
ACCESSIBLE	9
TOTAL	253

SHEET INDEX

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SDP-10	SITE LIGHTING PLAN

PROJECT CONTACTS

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	06/08/2018	SDP SUBMITTAL #1
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777 GEORGIA AVE
GUNNISON, CO

DATE: 05/08/2018

DESIGN/DRAWN: BS

REVIEWED: RS

SHEET TITLE:

SDP COVER SHEET

SHEET NUMBER:

SDP-01

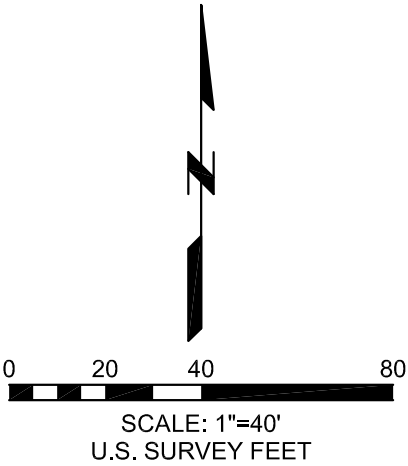
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	STORM SEWER INLET
	COMMUNICATIONS PEDESTAL
	WATER MANHOLE
	PARKING LOT LIGHT
	DECIDUOUS TREE
	EVERGREEN TREE
	STREET LAMP
	FIBER OPTIC BOX
	WATER VALVE
	IRRIGATION PEDESTAL
	FLAGPOLE
	TRANSFORMER
	FIBER OPTIC MARKER
	COMMUNICATIONS BOX
	ELECTRIC SHUT OFF
	SPRINKLER BOX
	BOLLARD
	FIRE HYDRANT
	SANITARY SEWER LINE
	ELECTRIC LINE
	GAS LINE
	FIBER OPTIC LINE
	METAL FENCE
	STORM SEWER LINE
	COMMUNICATIONS LINE
	WATER LINE

PROJECT:

DATE: 05/11/2018

DESIGN/DRAWN: ZJT

REVIEWED: AJW

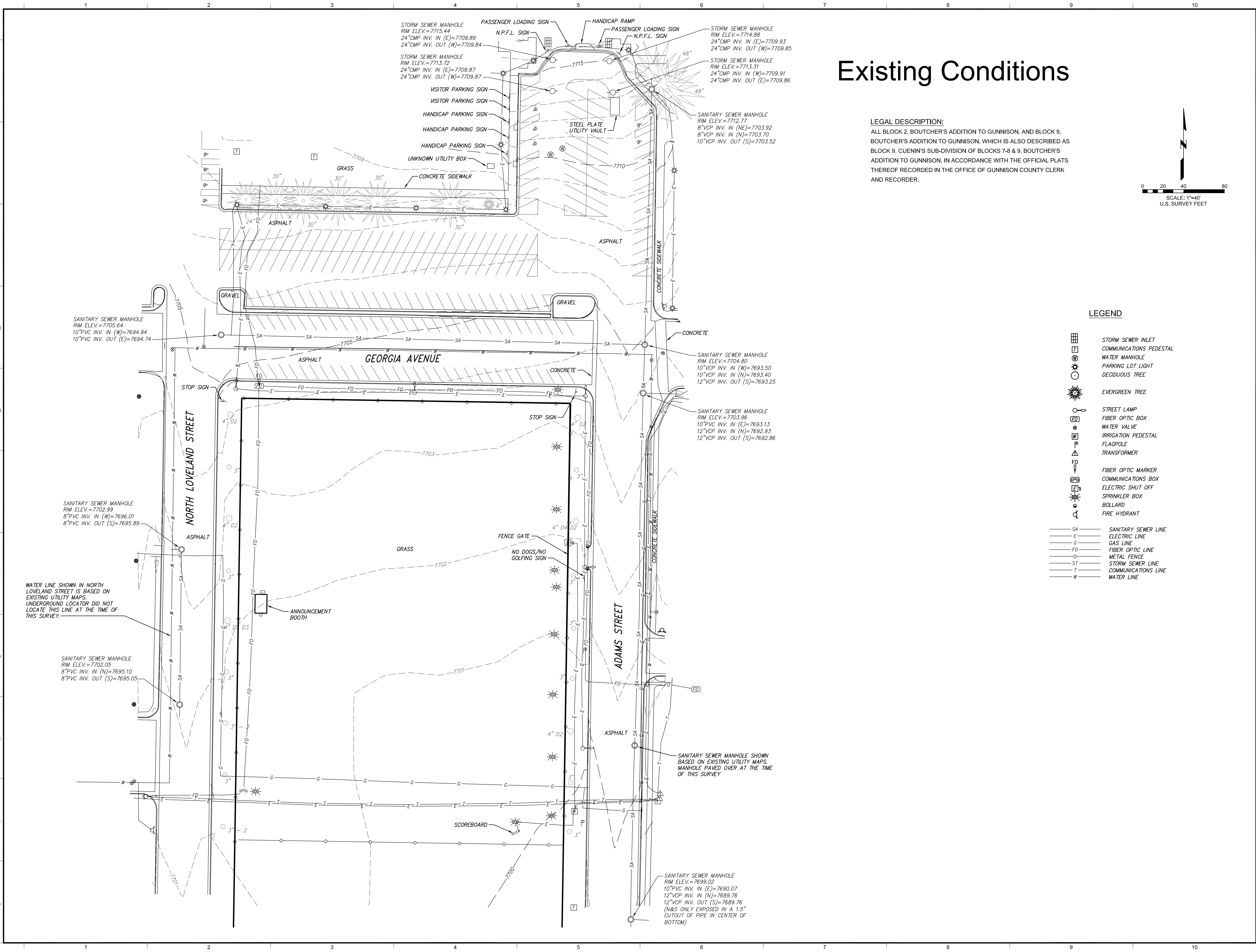
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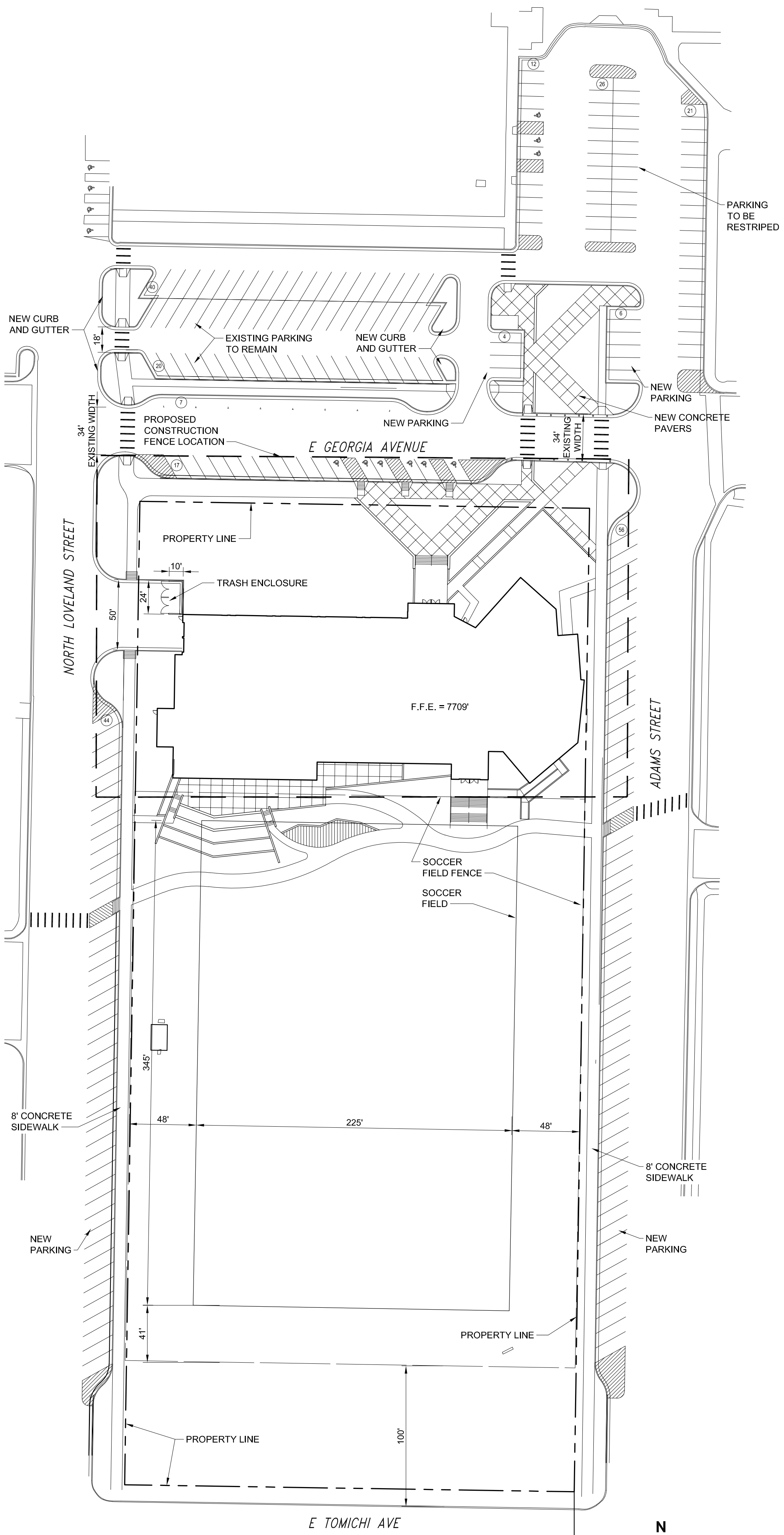
Topographic Survey

SHEET NUMBER: _____

SDP-02

PROJECT NO.: 0180434.02





- SITE PLAN LEGEND
- PROPOSED CONSTRUCTION FENCE LOCATION
 - PROPERTY LINE
 - SOCCER FEILD FENCE
 - CURB AND GUTTER

PARKING CALCULATIONS	
SPACE	TOTAL STALLS PROVIDED
NEW	58
EXISTING	195
ACCESSIBLE SPACES	9
TOTAL	253



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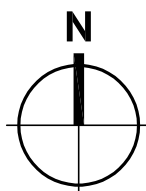
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OVERALL SITE
PLAN

SHEET NUMBER:

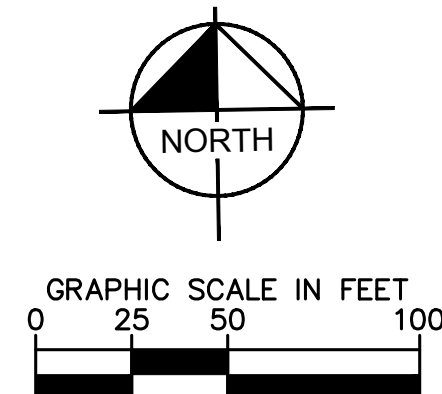
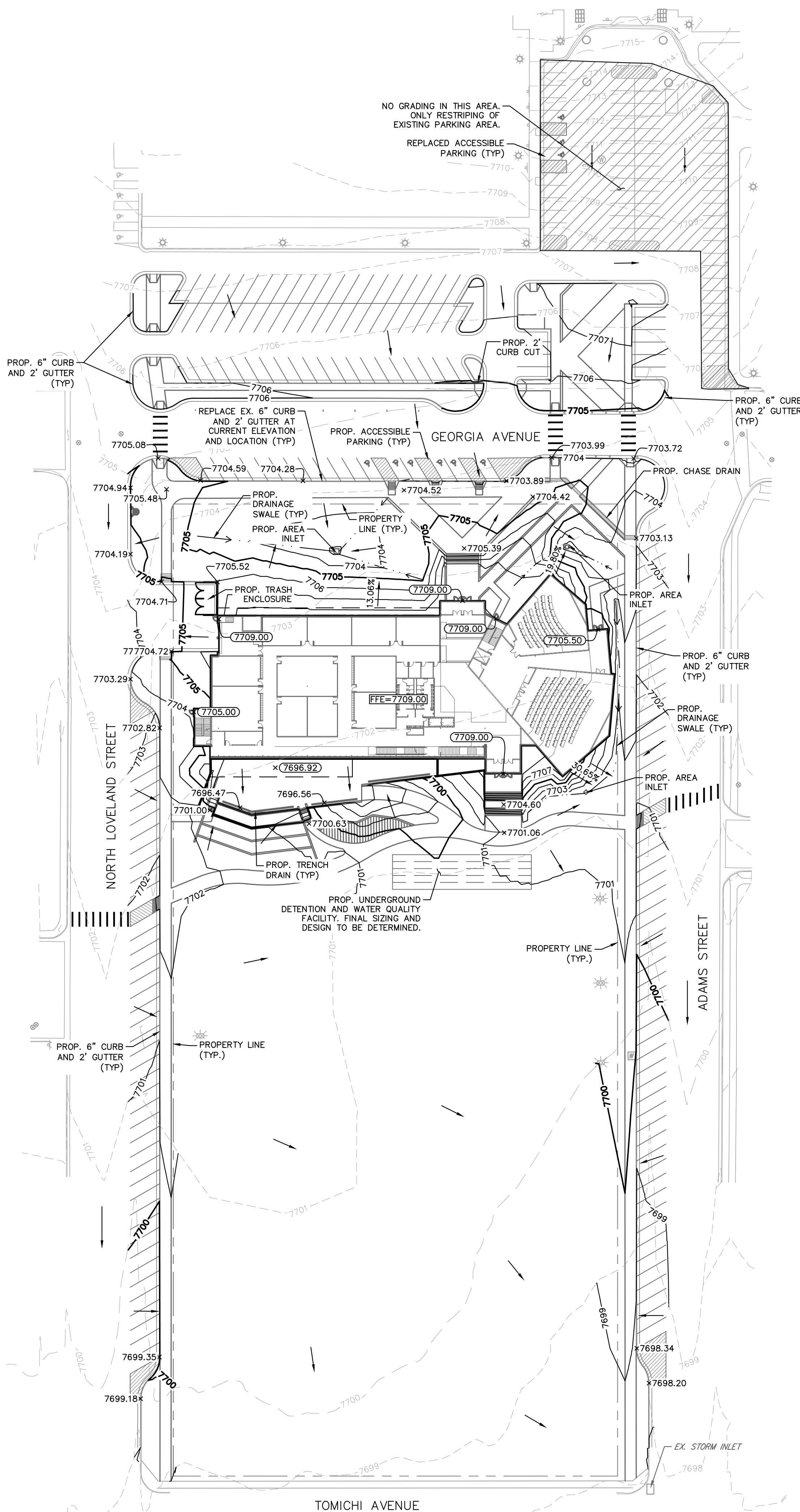
SDP-03

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1 OVERALL SITE PLAN
Scale: 1" = 50'-0"



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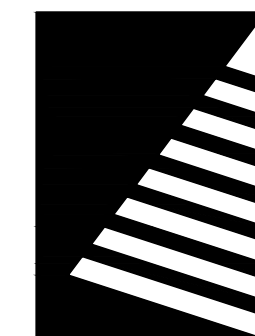


GRADING LEGEND

	PROPOSED ROW/PROPERTY BOUNDARY
	EXISTING ROW
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	BUILDING ABOVE
HP	HIGH POINT
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
TG	TOP OF GRATE
	RESTRIPING ONLY AREA
	MILL AND OVERLAY EXISTING PAVEMENT

GRADING NOTES

1. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FILL MATERIAL TO ACCOMMODATE THE REMOVAL OF EXISTING STRUCTURES AS REQUIRED.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
9. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
10. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED BY THE CITY OF GUNNISON.
11. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAWCUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
12. WHERE NEW WORK MEETS EXISTING FEATURES TO REMAIN, FIELD CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IN WRITING.
13. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.
14. NEW ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF NEW PAVING (ROADS, WALKS, DRIVE, ETC.) OR TOPSOIL AS SHOWN.
15. SIX (6") INCHES OF TOPSOIL SHALL BE PLACED ON ALL NON-BUILD AREAS WHERE NEW GRADING IS SHOWN ON PLANS, OR IN ACCORDANCE WITH THE LANDSCAPE PLANS, WHICHEVER IS MORE STRINGENT.



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777 GEORGIA AVE
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DATE: 07/05/2018

DESIGN/DRAWN: MCD

REVIEWED: DMS

SHEET TITLE:

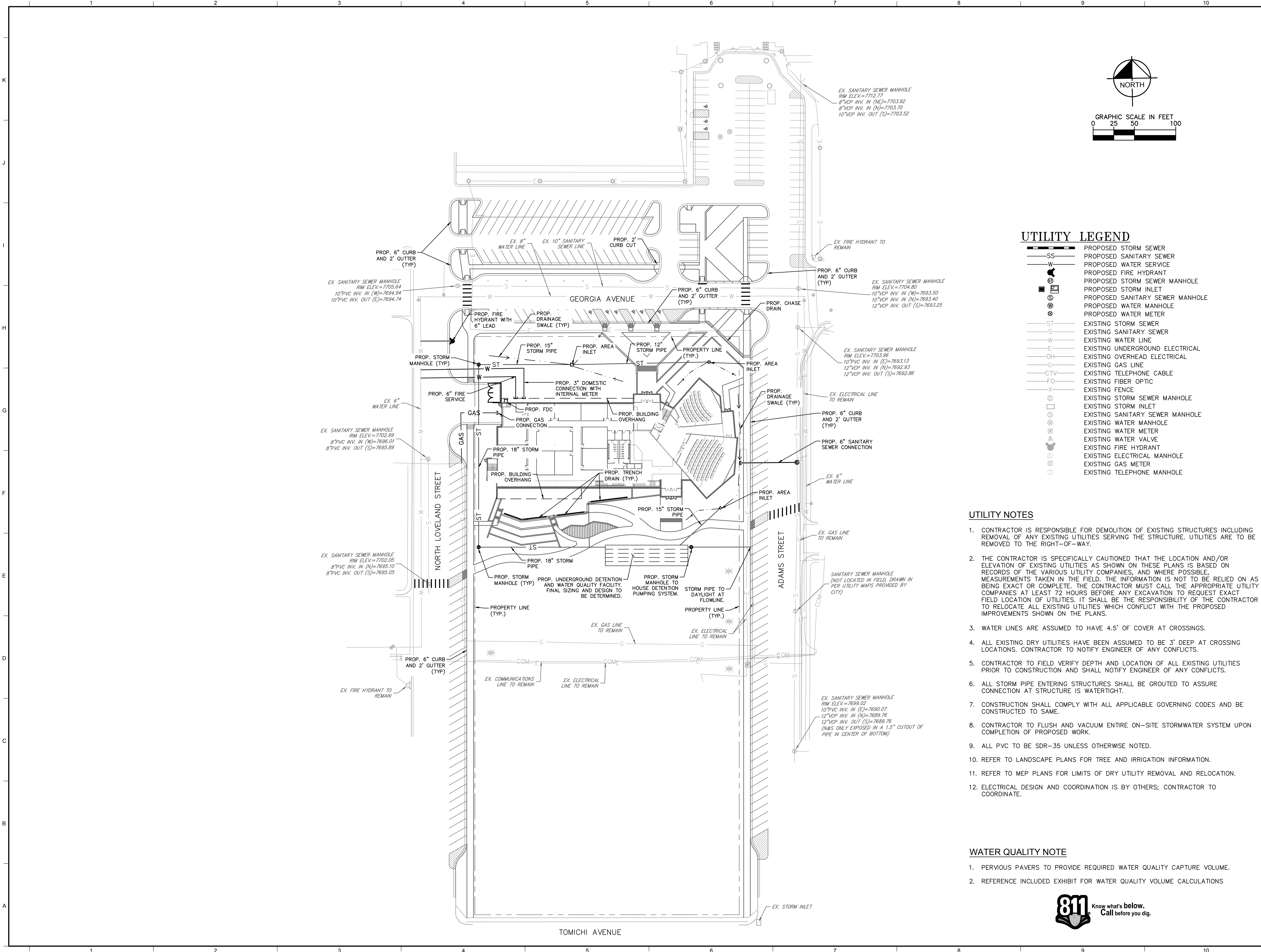
PRELIMINARY GRADING PLAN

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SDP-04

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UTILITY LEGEND

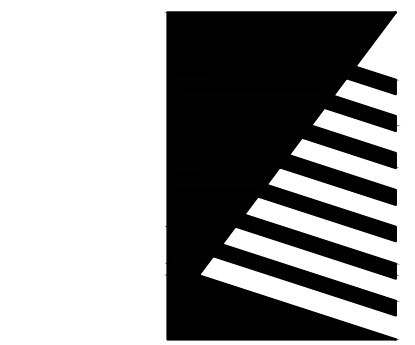
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W	PROPOSED WATER SERVICE
W	PROPOSED FIRE HYDRANT
W	PROPOSED STORM SEWER MANHOLE
W	PROPOSED STORM INLET
W	PROPOSED SANITARY SEWER MANHOLE
W	PROPOSED WATER MANHOLE
W	PROPOSED WATER METER
ST	EXISTING STORM SEWER
S	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
E	EXISTING UNDERGROUND ELECTRICAL
OH	EXISTING OVERHEAD ELECTRICAL
G	EXISTING GAS LINE
CTV	EXISTING TELEPHONE CABLE
FO	EXISTING FIBER OPTIC
X	EXISTING FENCE
W	EXISTING STORM SEWER MANHOLE
W	EXISTING STORM INLET
W	EXISTING SANITARY SEWER MANHOLE
W	EXISTING WATER MANHOLE
W	EXISTING WATER METER
W	EXISTING WATER VALVE
W	EXISTING FIRE HYDRANT
W	EXISTING ELECTRICAL MANHOLE
W	EXISTING GAS METER
W	EXISTING TELEPHONE MANHOLE

UTILITY NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- WATER LINES ARE ASSUMED TO HAVE 4.5' OF COVER AT CROSSINGS.
- ALL EXISTING DRY UTILITIES HAVE BEEN ASSUMED TO BE 3' DEEP AT CROSSING LOCATIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY CONFLICTS.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORMWATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
- ALL PVC TO BE SDR-35 UNLESS OTHERWISE NOTED.
- REFER TO LANDSCAPE PLANS FOR TREE AND IRRIGATION INFORMATION.
- REFER TO MEP PLANS FOR LIMITS OF DRY UTILITY REMOVAL AND RELOCATION.
- ELECTRICAL DESIGN AND COORDINATION IS BY OTHERS; CONTRACTOR TO COORDINATE.

WATER QUALITY NOTE

- PERVIOUS PAVERS TO PROVIDE REQUIRED WATER QUALITY CAPTURE VOLUME.
- REFERENCE INCLUDED EXHIBIT FOR WATER QUALITY VOLUME CALCULATIONS



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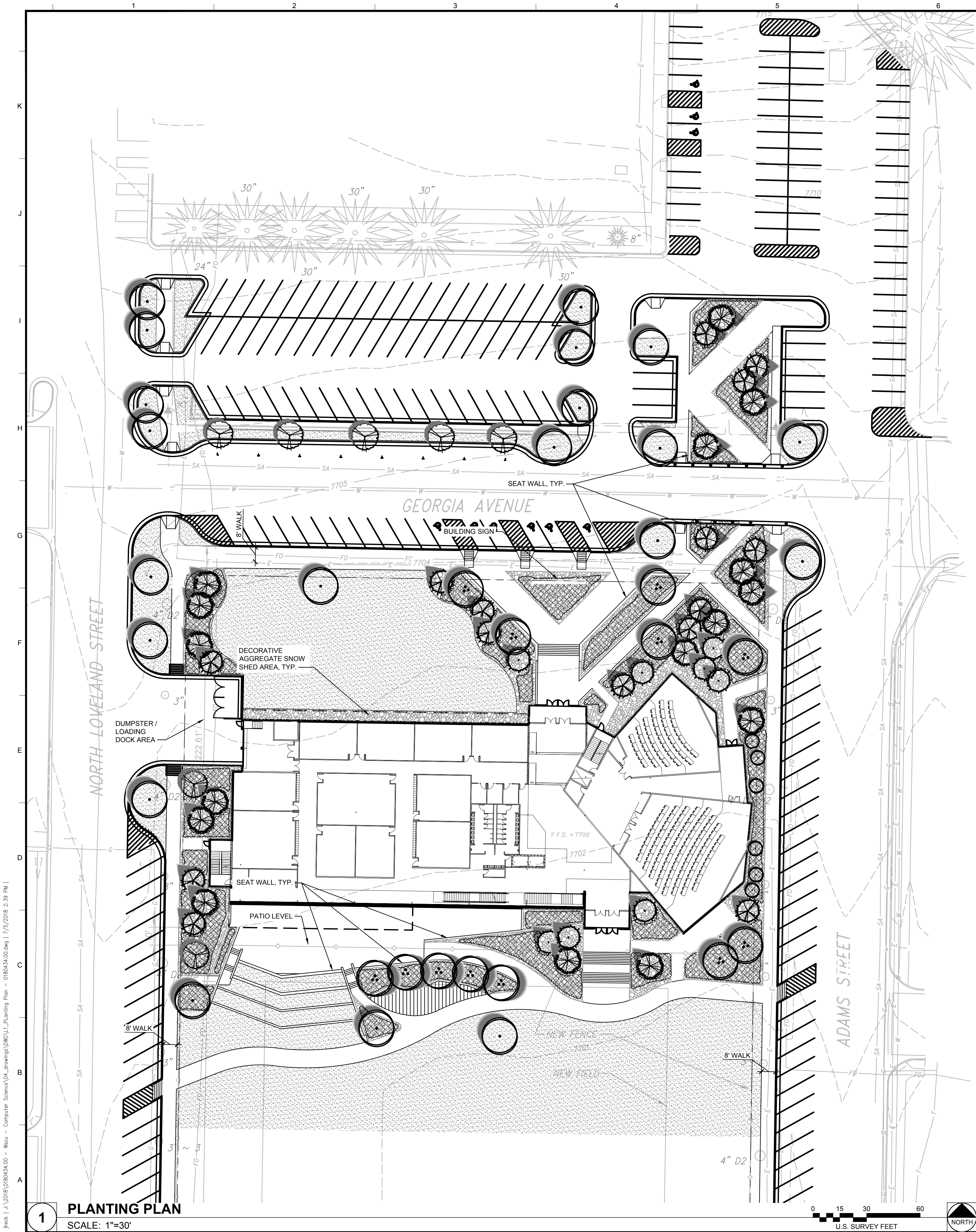
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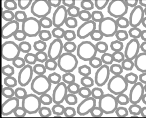
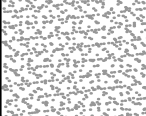
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PRELIMINARY
UTILITY PLAN

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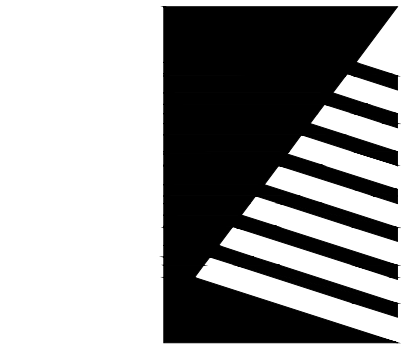
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ACE GIN	3	Acer ginnala 'Flame' Multi-Stem	Flame Amur Maple	8' Tall
BET OCC	3	Betula occidentalis	Water Birch	7' Tall
POP ANG	14	Populus angustifolia	Narrowleaf Poplar	2" Cal
POP MOU	6	Populus tremuloides 'JFS-Column'	Mountain Sentinel Quaking Aspen	1.5" Cal
POP PRA	6	Populus tremuloides 'Prairie Gold' CLUMP FORM	Prairie Gold Aspen	8' Tall
SOR AUC	6	Sorbus aucuparia	European Mountain Ash	2" Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ABI CON	16	Abies concolor	White Fir	8' Tall
PIC PUN	8	Picea pungens 'Hoopsii'	Hoopsi Blue Spruce	7' Tall
PIN LIM	15	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	8' Tall
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
MAL PRA	6	Malus x 'Prairifire'	Prairifire Crab Apple	1.5" Cal
PRU CHO	1	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	1.5" Cal

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	MULCH 2	22,838 sf	River Rock Aggregate Mulch 3" Depth		mulch
	TUR SEE	40,311 sf	Turf Seed	Tall Fescue Mix	Seed

CONCEPT PLANT SCHEDULE

	NATIVE SHRUBS / GROUNDCOVERS / PERENNIALS	10,762 sf
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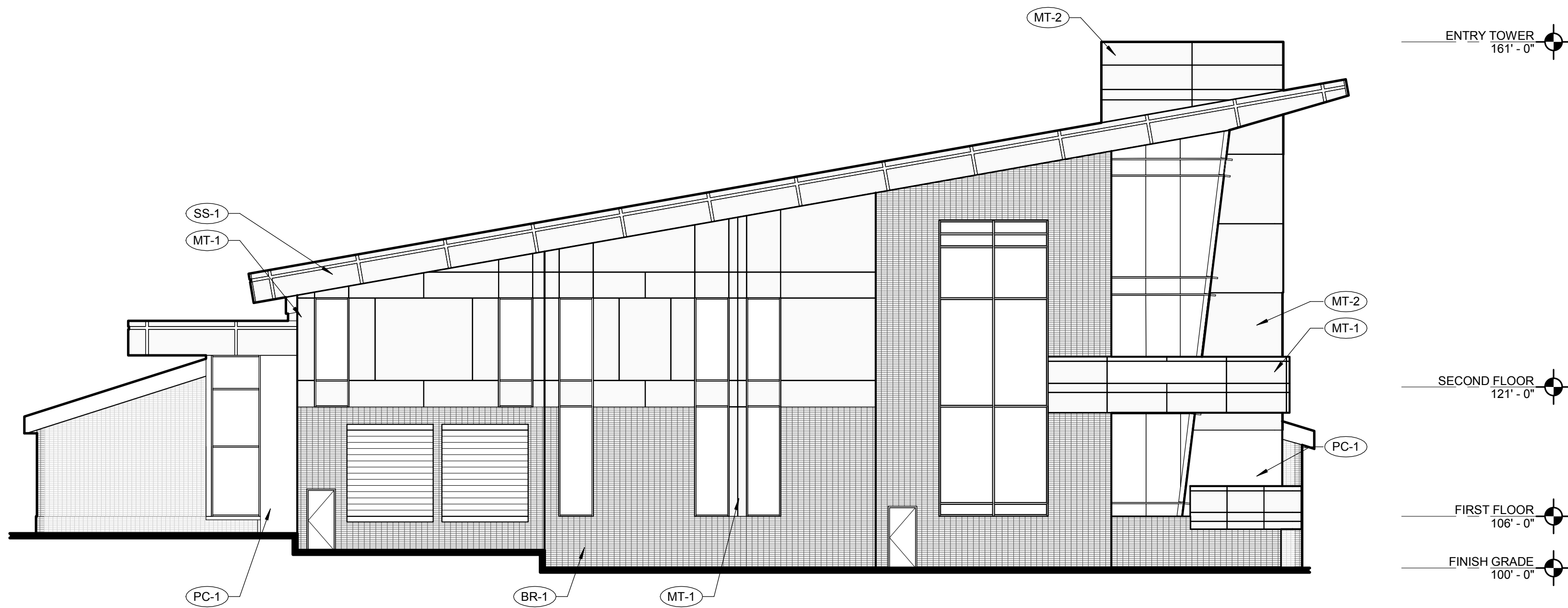
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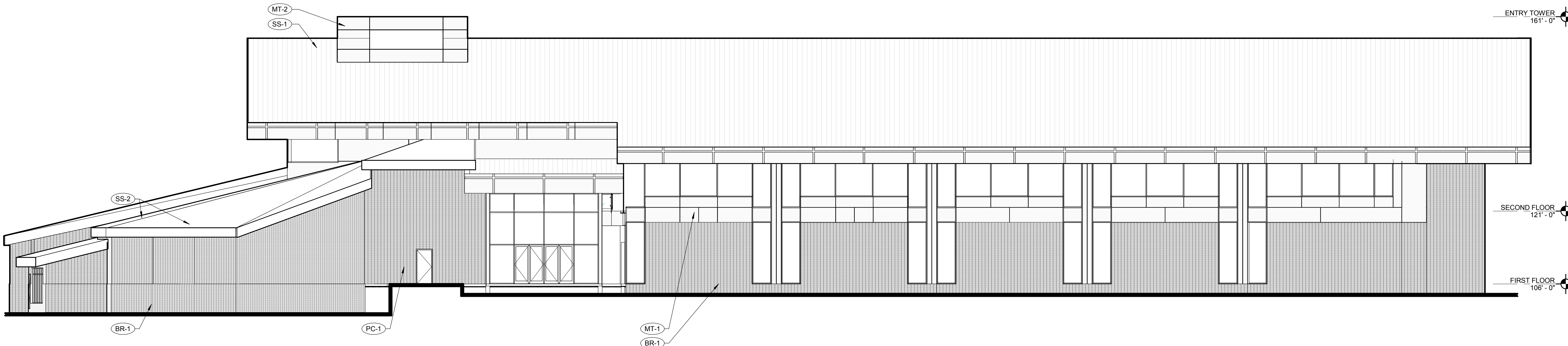
SDP-6

PROJECT NO.: 0180432.00

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2 WEST ELEVATION
Scale: 3/32" = 1'-0"



1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

FINISH LEGEND	
KEY	STYLE
BR-1	BRICK
MT-1	METAL PANEL - COLOR 1
MT-2	METAL PANEL - COLOR 2
MT-3	METAL PANEL - COLOR 3
PC-1	PRECAST CONCRETE
SS-1	STANDING SEAM METAL - COLOR 1
SS-2	STANDING SEAM METAL - COLOR 2



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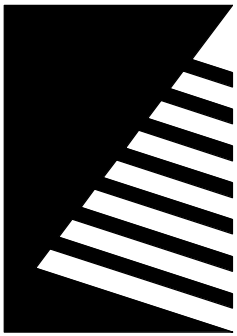
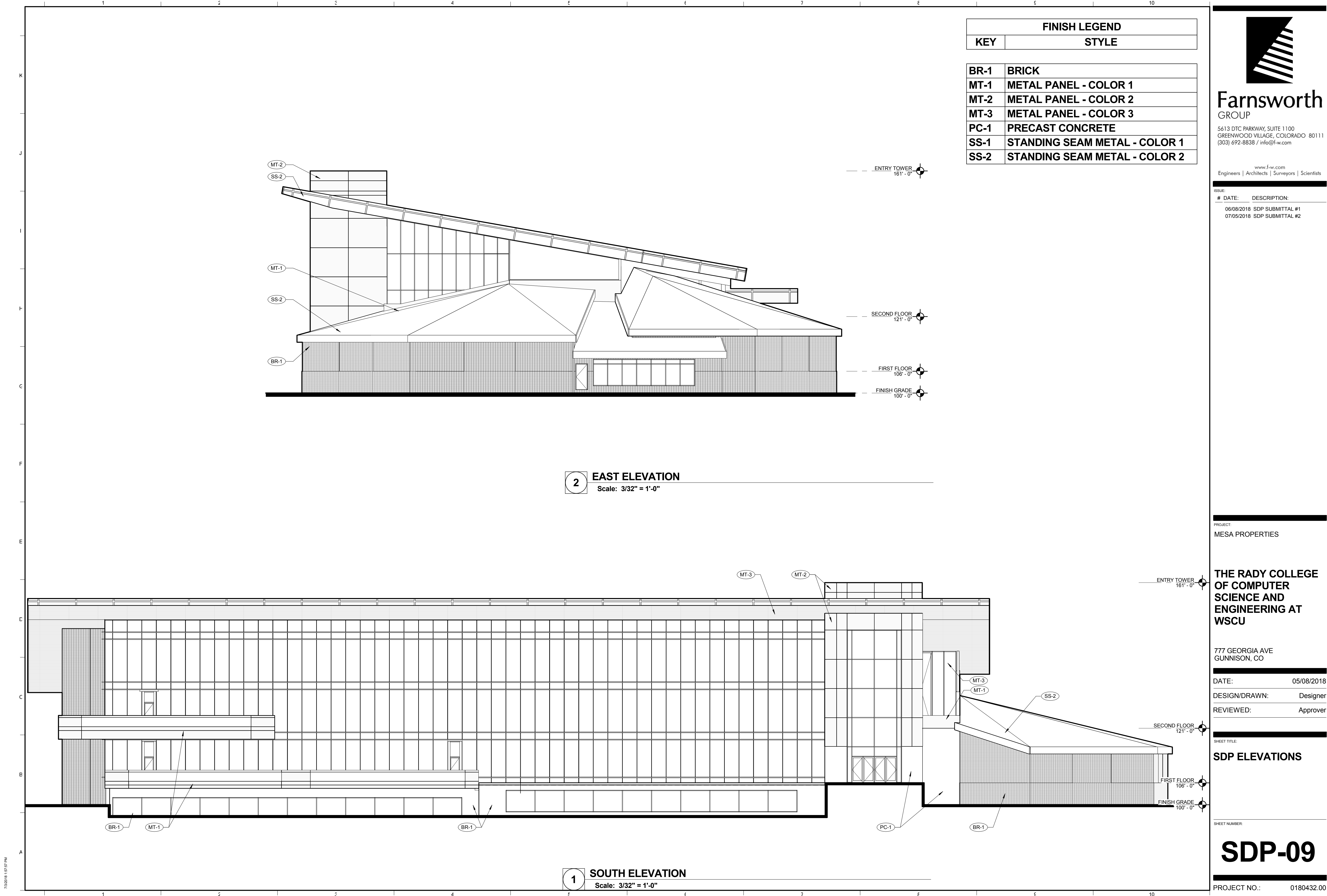
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SDP-08



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SDP ELEVATIONS

SHEET NUMBER:

SDP-09

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